

WILLIAM L. RONE, SUBSTITUTED
TRUSTEE, GRANTOR

TO

SUBSTITUTED TRUSTEE'S DEED

PROVIDENCE WASHINGTON INSURANCE CO.,
A RHODE ISLAND CORPORATION,
GRANTEE

WHEREAS, on the 15th day of October, 1975, Boyd B. Greene, and wife, Clara Virginia Greene, executed a deed of trust to Harry F. Beacham, Trustee for the benefit of the Federal Land Bank of New Orleans, which deed of trust is recorded in Trust Deed Book 192, Page 225, of the Land Trust Deed Records in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, by instrument dated October 24, 1983, recorded in Trust Deed Book 306, Page 22, of the mortgage records of DeSoto County, Mississippi, William L. Rone, was appointed as Substituted Trustee, and

WHEREAS, default has been made in the terms and conditions of the said deed of trust and the entire debts secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust and the holder of said indebtedness having requested the undersigned trustee to execute the trust and sell said land in accordance with the terms of said deed of trust;

NOW, THEREFORE, I, William L. Rone, did pursuant to said request on the 5th day of December 1983, within legal hours, at the east door of the DeSoto County, Mississippi, Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Providence Washington Insurance Company, a Rhode Island Corporation, it being the highest and best bidder for cash and for the sum of Thirty-Three Thousand Four Hundred Two Dollars and Sixty Three Cents (\$33,402.63) the land mentioned in said deed of trust lying and being situate in DeSoto County, Mississippi, described as follows:

Lot No. 1, Mussacuna Plantation, Section 26, Township 3 South, Range 8 West, DeSoto County, Mississippi, more particularly described as: BEGINNING at the Northeast Corner of the Southeast Quarter of the said Section 26, this being the Point of Beginning; thence South 0° 00' 00" West 1,980.00 feet; thence South 89° 48' 19" West 719.55 feet; thence North 0° 00' 00" East 605.00 feet; thence

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North 67° 13' 00" East 139.28 feet; thence North 89° 48' 19" East 380.42 feet; thence North 0° 00' 00" East 721.74 feet; thence North 23° 31' 46" West 438.36 feet; thence South 89° 48' 19" West 330.00 feet; thence North 0° 00' 00" East 200.00 feet; thence North 89° 48' 19" East 715.05 feet to Point of Beginning; containing 20.38 acres, more or less, as shown on attached survey of Robert E. McCaskill, P.E., dated January 7, 1975;

ALSO One-Fourth (1/4) interest in and to all minerals, in, on and under the above-described land; and perpetual right-of-way and easement over and across adjoining property for the purposes of ingress and egress as shown on attached survey plat.

SUBJECT TO: Subdivision and zoning rules and regulations of DeSoto County Planning Commission; Requirements of DeSoto County Health Department; rights-of-way and easements for public roads and public utilities; and, easements to Cane-Mussacuna Drainage District recorded in right-of-way deed Book 80, Page 266 and Book 80, Page 268, in the Office of the Chancery Clerk of said county; and 40 feet Power Easement and right of way given to Mississippi Power & Light Company as recorded in Book 110, Page 619, in said Clerk's Office.

The time, term and place of sale were duly advertised for four (4) consecutive weeks immediately preceeding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof and by posting a notice of said sale upon the bulletin board of the Courthouse in DeSoto County, Mississippi, on the 2nd day of November, 1983, and said notice remaining upon said bulletin board until the date of the sale of said land, to-wit: DECEMBER 5, 1983.

The proceeds of sale were distributed by me as follows:

Attorney fees, publication costs, recording and other foreclosure costs \$623.90; Federal Land Bank of New Orleans, \$4,914.20; and the balance to Providence Washington Insurance Company, a Rhode Island Corporation (Assignor); and

THEREFORE, in consideration of the premises and payment to me of said sum of Thirty-Three Thousand Four Hundred and Two Dollars and Sixty-Three Cents (\$33,402.63) by Providence Washington Insurance Company, a Rhode Island Corporation, the

receipt of which is hereby acknowledged, I, WILLIAM L. RONE, Substituted Trustee, do hereby sell and convey to Providence Washington Insurance Company, a Rhode Island Corporation, the lands hereinbefore described.

WITNESS my signature this the 30th day of December, 1983.

William L. Rone
WILLIAM L. RONE, SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named WILLIAM L. RONE, Substituted Trustee, who acknowledged that he signed and delivered the above and foregoing Subtituted Trustee's Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 30th day of December, 1983.

H. B. Ferguson, Chancery Court Clerk
Notary Public
By J. C. Kirk S.C.

My commission expires: January 2, 1984

GRANTORS ADDRESS: 20 Highway #51 South, P.O. Box 524, Hernando, Mississippi, 38632.

GRANTEES ADDRESS: c/o P.O. Box 241, Southaven, MS 38671

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, Callene Davis who states on oath that 2 he is the Clerk of the DeSoto Times, a newspaper published and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SUBSTITUTED TRUSTEE'S SALE
WHEREAS, on the 15th day of October, 1975, BOYD B. GREENE, and wife, CLARA VIRGINIA GREENE, executed a Deed of Trust to HARRY F. BEACHAM, Trustee for the benefit of the FEDERAL LAND BANK OF NEW ORLEANS, which deed of trust is recorded in Trust Deed Book 192, Page 225, of the Land Trust Deed Records in the Office of the Chancery Clerk of DeSoto County, Mississippi, and WHEREAS, by instrument dated October 24, 1983, recorded in Trust Deed Book 306, Page 22, of the mortgage records of DeSoto County, Mississippi, WILLIAM L. RONE, was appointed as Substituted Trustee, and
WHEREAS, default has been made in the terms and conditions of the said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said deed of trust, and the holder of said indebtedness having requested the undersigned substituted trustee to execute the trust and sell said land in accordance with the terms of said deed of trust,
NOW, THEREFORE, I, WILLIAM L. RONE, Substituted Trustee, under the provisions of and by virtue of the authority conferred upon me in said deed of trust, will on Monday, December 5, 1983, offer for sale, at public outcry and sell within legal hours at the east door of the DeSoto County Courthouse in Hernando, Mississippi, to the highest and best bidder for cash, the land in DeSoto County, Mississippi, described as follows:
Lot No. 1, Mussacuna Plantation, Section 26, Township 3 South, Range 8 West, DeSoto County, Mississippi, more particularly described as: BEGINNING at the Northeast Corner of the Southeast Quarter of the said Section 26, this being the Point of Beginning; thence South 0° 00' 00" West 980.00 feet; thence South 89° 48' 00" West 719.55 feet; thence North 0° 00' 00" East 605.00 feet; thence North 67° 13' 00" East 139.28 feet; thence North 89° 48' 19" East 330.42 feet; thence North 0° 00' 20" East 721.74 feet; thence North 23° 31' 46" West 438.36 feet; thence South 89° 48' 19" West 330.00 feet; thence North 0° 00' 00" East 200.00 feet; thence North 89° 48' 19" East 715.05 feet to the Point of Beginning; containing 20.38 acres, more or less.
ALSO 1/4 interest in and to all minerals, in, on and under the above described land; and perpetual right-of-way and easements over, and across adjoining property for the purpose of ingress and egress granted by the warranty deed of record in deed book 116 at page 249 of the Warranty Deed Records of DeSoto County, Mississippi, subject to the following exceptions:
(1) Subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-way and easements for public roads and public utilities and easements to Cane Muccacuna Drainage District recorded in Right-of-Way Deed Book 80, Page 268; and Book 30, Page 268, in the Office of the Chancery Clerk of said County; and a 40 foot power easement and right of way given to Mississippi Power & Light Company as recorded in Book 110, Page 619, of the deed records of DeSoto County, Mississippi.
The above described property contains in the aggregate 20.38 acres, more or less, as shown on the survey of Robert E. McCaskill, P.E., dated January 7, 1975, and recorded with the Warranty Deed of Record in Warranty Deed Book 116 at Page 249.
I will sell and convey only such title as is vested in me as Substituted Trustee.
WITNESS my signature this the 2nd day of November, 1983.
WILLIAM L. RONE
SUBSTITUTED TRUSTEE
Nov. 10, 17, 24, Dec. 1, 1983

Volume No. 88 on the 10th day of Nov., 1983
Volume No. 88 on the 17th day of Nov., 1983
Volume No. 88 on the 24 day of Nov., 1983
Volume No. 88 on the 1st day of Dec., 1983
Volume No. _____ on the _____ day of _____, 19____

Callene Davis, Clerk
(Title)

Sworn to and subscribed before me, this the 5th day of December, 1983

By Blair Ballone
My Commission Expires 1/31/87

Fees of DeSoto Times, Publisher

Publishing 1 first insertion 726 words @ .06
3 subsequent insertions _____ words @ .03

Making proof of publication and deposing to same

TOTAL PUBLISHER'S FEE

\$	43	56
\$	65	34
\$	1	00
\$	50	90

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 05 minutes A.M. 30 day of Dec. 1983, and that the same has been recorded in Book 168 Page 319 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 3 day of Jan. 1984.
H. H. Ferguson CLERK